

10. **2007SP-176U-11**
 Southcrest Clinic
 Map 119-10, Parcel 093
 Subarea 11 (1999)
 Council District 16 - Anna Page

A request to rezone from RS10 to Specific Plan-Office (SP-O) zoning property located at 90 Thompson Lane, approximately 245 feet west of Hartford Drive (0.37 acres), to permit a medical office building, requested by Donlon Land Surveying LLC, applicant, A.K. Son, owner.

STAFF RECOMMENDATION: Approve with conditions.

APPLICANT REQUEST - Preliminary SP

A request to change from Single-Family Residential (RS10) to Specific Plan - Office (SP-O) zoning, property located at 90 Thompson Lane, approximately 245 feet west of Hartford Drive (0.37 acres), to permit a medical office building.

Existing Zoning

RS10 - RS10 requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

Proposed Zoning

SP-O District - Specific Plan-Office is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes office uses.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Special Policy Area 3-Thompson Lane Corridor: Simmons Avenue to Mashburn Road Intersection

1. Land uses intended in the NG, RM and RLM policy areas include all types of residential development, community services customarily allowed in residentially zoned areas, and offices. Land uses intended in the N C policy area are those allowed in the MUL zone district.
2. Maximum recommended intensity (measured in “floor to area ratio,” the ratio of the square footage allowed in the building compared to the area of the property) is 0.80 in the NG and N C policy areas, 0.60 in the RM policy area, and 0.40 in the RLM policy area. Maximum recommended residential density is 20.0 units/acre in the NG and N C policy areas. The standard maximum densities are recommended for the RM policy area (9.0 units/acre) and the RLM policy area (4.0 units/acre.)
3. Maximum recommended height is 3 stories (up to 45 feet) throughout the special policy area.
4. Parcel and access consolidation and, to the extent practical, cross-access between abutting uses are encouraged to reduce and manage traffic along Thompson Lane. New development and redevelopment should be pedestrian-friendly. Buildings should be oriented toward Thompson Lane and should be placed closer to Thompson Lane., with parking areas consolidated beside and/or behind the building.
5. Design-based zoning (ie. SP, UDO, or appropriate base district plus a PUD) is recommended wherever a zone change is necessary to ensure the intended type and design of development and the provision of any needed infrastructure improvements.

Consistent with Policy? Yes. This request for SP-O to permit a medical office is consistent with the Special Policy Area 3.

PLAN DETAILS

Site Plan The SP plan proposes to convert the existing residence to a medical office. It is the applicant's intention to retrofit the existing residence unless the cost is the same or greater than the construction of a new building. If the cost is the same or greater, then the applicant may opt to construct a new building. Both the retrofitted existing building and a new building would be required to comply with the requirements of the proposed SP district.

Building materials for the façade of the retrofitted building include brick or artificial stone, cement-fiber board, and/or EIFS (exterior insulation finish system). New window fenestrations, repaired siding along the sides and siding on the rear, new roof and new doors are proposed. A newly constructed building is proposed to have a façade of brick, stone, cement-fiber board and/or EIFS material combination with commercial store front system and windows. The side walls are to carry the same appearance among the materials mentioned above. The roof will either be a gabled standing seam metal roof or flat roof with new parapet with coping cap with commercial TPO roofing system.

If the applicant opts for new construction, staff is requiring that elevations be submitted and reviewed in conjunction with the SP final site plan approval. In addition, an accompanying site plan showing the building envelop is required in order to maintain the existing setbacks.

The rear of the site is steeply sloped and has heavy tree coverage. This area will remain largely undisturbed and serve as a buffer to the residential properties that are not included in Special Policy Area 3. The properties to the east and west are not included in the proposed SP district and will remain residential uses at this time. A sidewalk is shown along Thompson Lane in front of the proposed site.

Signage The proposed signage is a monument sign with a masonry footing 12 inches in height with a wooden frame. Staff recommends that the Commission include a condition that the sign shall not exceed six feet in height, including the base, and seven feet in width. Details of the lettering will be determined at final site plan stage. Lighting will be from ground-mounted spot lights. The sign shall not be internally lit.

Access and Parking There is one access from Thompson Lane with a two way drive accessing eight parking spaces in the rear of the building. A handicapped parking space is provided in front of the building. The driveway is eighteen feet in width and is set back from the property lines.

The preferred parking arrangement would have been to locate all of the parking to the rear of the building. Due to the steep slopes, some grading will be necessary to accommodate the eight spaces. Significantly more grading would have been required if the handicapped parking space was also located to the rear. As proposed, it will be necessary to install a retaining wall. Details of the retaining wall were included with the application.

Landscaping The existing trees along the side of the property are proposed as an alternative to a 10 foot landscape buffer with a fence.

The landscaping strip shown on the plan to screen the parking in the front is five feet in depth. An existing tree is to remain. This strip needs to be a minimum of five feet in depth and the tree needs to be in a tree island that is at least 90 square feet in area. A hose bib will be provided on the front of the building. Tree protection fencing will be required for all trees that are to be preserved, including the hedgerow, during construction of the parking area, retaining wall, driveway and addition.

STORMWATER RECOMMENDATIONS - Preliminary approval.

URBAN FORESTER RECOMMENDATION A tree protection fence is need for the trees to the rear, and the existing trees that are to remain during construction.

FIRE MARSHAL RECOMMENDATION ny construction over 3600 sq. ft. will require an independent review by the Fire Marshals office and be required to comply with the 2006 edition of NFPA 1 table H.

The final plat shall show location and flow data for all fire hydrants.

PUBLIC WORKS RECOMMENDATION All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

Typical Uses in Existing Zoning District: RS10

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	0.37	3.7	1	10	1	2

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Medical Office (720)	0.37	n/a	2,141	78	6	8

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Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.37			+68	+5	+6

STAFF RECOMMENDATION The SP is consistent with the Special Policy Area 3. Staff recommends approval with conditions.

CONDITIONS

1. If new construction is proposed, staff shall review and approve elevations and the building envelope in conjunction with final site plan approval.
2. Signage shall be a one monument sign with a stone or brick base of up to one foot in height. The sign shall not exceed six feet in height or seven feet in width. Lighting shall be from ground-mounted spotlights and shall not be internally lit. Details of the sign lettering will be determined at final site plan.
3. Prior to the issuance of any permits, the requirements of the Urban Forester shall be met.
4. Uses are limited to medical office, general office, medical or scientific lab, outpatient clinic, rehabilitation services and a veterinarian office, but outdoor kennels shall not be permitted.

5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the OL zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Bernards presented and stated that staff is recommending approval with conditions.

Mr. Thomas Tribke, 2911 Wingate Avenue, spoke in opposition to the proposal.

Mr. Robert Whitley, 91 Thompson Lane, spoke in favor of the proposal.

Ms. Frances Farmer, 2909 Wingate, spoke in opposition to the proposal.

Ms. Kathy Groupke, 89 Thompson Lane, spoke in favor of the proposal.

Mr. CW Son spoke in favor of the proposal. He passed a photo around to the Commissioner for review, however, he did not leave the photo for the record.

Mr. Tony Snyder, 4603 Dakota Avenue, spoke in favor of the proposal.

Mr. Ponder acknowledged the existing zoning of this area in relation to the requested rezoning.

Mr. Tyler requested additional clarification on the application of this proposal and the requirements if it were considered as new construction.

Ms. Bernards explained this concept to the Commission.

Mr. Tyler then asked specifics regarding the zoning of surrounding parcels in relation to the requested zoning.

Mr. Bernhardt explained that the site plan containing the footprint of the area would remain the same even if an application were made for new construction.

Mr. Ponder moved and Mr. Clifton seconded the motion, which passed unanimously, to approve with conditions Zone Change 2007SP-176U-11. **(8-0)**

Resolution No. BL2008-8

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-176U-11 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

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2. Signage shall be a one monument sign with a stone or brick base of up to one foot in height. The sign shall not exceed six feet in height or seven feet in width. Lighting shall be from ground-mounted spotlights and shall not be internally lit. Details of the sign lettering will be determined at final site plan.
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8. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

While the proposed SP-O district to allow for medical office building is not consistent with the South Nashville Community Plan’s Neighborhood General policy, which is intended for residential development, it is consistent with the area’s Special Policy (Area 3), which allows for office uses.”